

EMSLEY  MAVOR  
ESTATE AGENTS

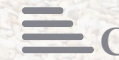
...your home is where our heart is



Easingwold Road

, Huby, YO61 1HJ

Asking Price £675,000





## Easingwold Road , Huby, YO61 1HJ

STYLE - Impressive Detached Home

HIGHLIGHTS - Built 2020, Over 2300 Sq Ft,  
Versatile Living, Five Bedrooms, Three Luxurious  
Bathrooms, Private Garden

THREE WORDS - Luxury. Living. Lifestyle.

### Yorvik House: Luxurious Living in Huby

Welcome to Yorvik House, a stunning five-bedroom detached property nestled in the charming village of Huby, North Yorkshire. Built in 2020, this exquisite home offers over 2,300 sq ft of versatile living space across three expansive floors, perfect for modern family life.

### Step Inside...

Step into the welcoming reception hall, which sets the tone for the elegance throughout. The hall leads to a convenient cloakroom/wc and a cosy home office/snug.

The impressive sitting room, featuring a striking fireplace and wood-burning stove, opens onto the south-west facing garden through double doors, creating a seamless indoor-outdoor flow.

### The Heart of the Home!

The heart of the home is undoubtedly the dining kitchen, boasting a quartz-topped central island, oak worktops, and a suite of integrated appliances including a touch control hob, twin ovens, a wine chiller, and a dishwasher. Bi-folding doors extend the dining area into the beautifully landscaped garden, while a well-appointed utility room adds practicality.

### Upstairs

Ascend to the first floor to find a double bedroom with a luxurious Vidalux Hydro Plus Spa shower, three additional double bedrooms, and a house bathroom featuring a contemporary bathtub and walk-in shower. The oak staircase continues to the second floor, unveiling a principal bedroom with a Velux Cabrio Balcony offering rural views. This sanctuary includes an en-suite bathroom with a glass-sided spa bath, mood lighting, and a monsoon shower. This room would make an ideal guest room.

### Other Features

The property benefits from an LPG fired central heating system with radiators and underfloor heating, double glazing, oak interior doors, and the remainder of a 10-year LABC structural warranty.







## Outside

A generous gated driveway offers ample parking and access to a brick-built single garage with a remote control door and EV charging point. The south-west facing rear garden is a low-maintenance haven, featuring an expansive paved seating area, artificial lawn, and a raised decked seating area, perfect for entertaining or relaxing.

Yorvik House is a remarkable property offering luxurious living in a picturesque village setting. Don't miss the opportunity to make this exceptional home yours.

## Local Life in Huby

Huby is a quintessential Yorkshire village offering an idyllic lifestyle and with a friendly community, there is always plenty going on right on the doorstep.

The village hall has plenty of activities, exercise classes and clubs. Not to mention the infamous pantomime held every February. The local church also holds regular clubs, gardening club and brownies to name but a few. There is a highly regarded Primary School.

Huby enjoys a village shop and post office, so no need to get in the car for all those essentials and forgotten bits and bobs!

A hop skip and a jump away is the hub of the village, The Mended Drum where you will always be greeted with a warm welcome, fine wines and beer. There is also The New Inn Cantonese Restaurant serving Chinese cuisine and Fish and Chip shop, you really are spoiled for choice!

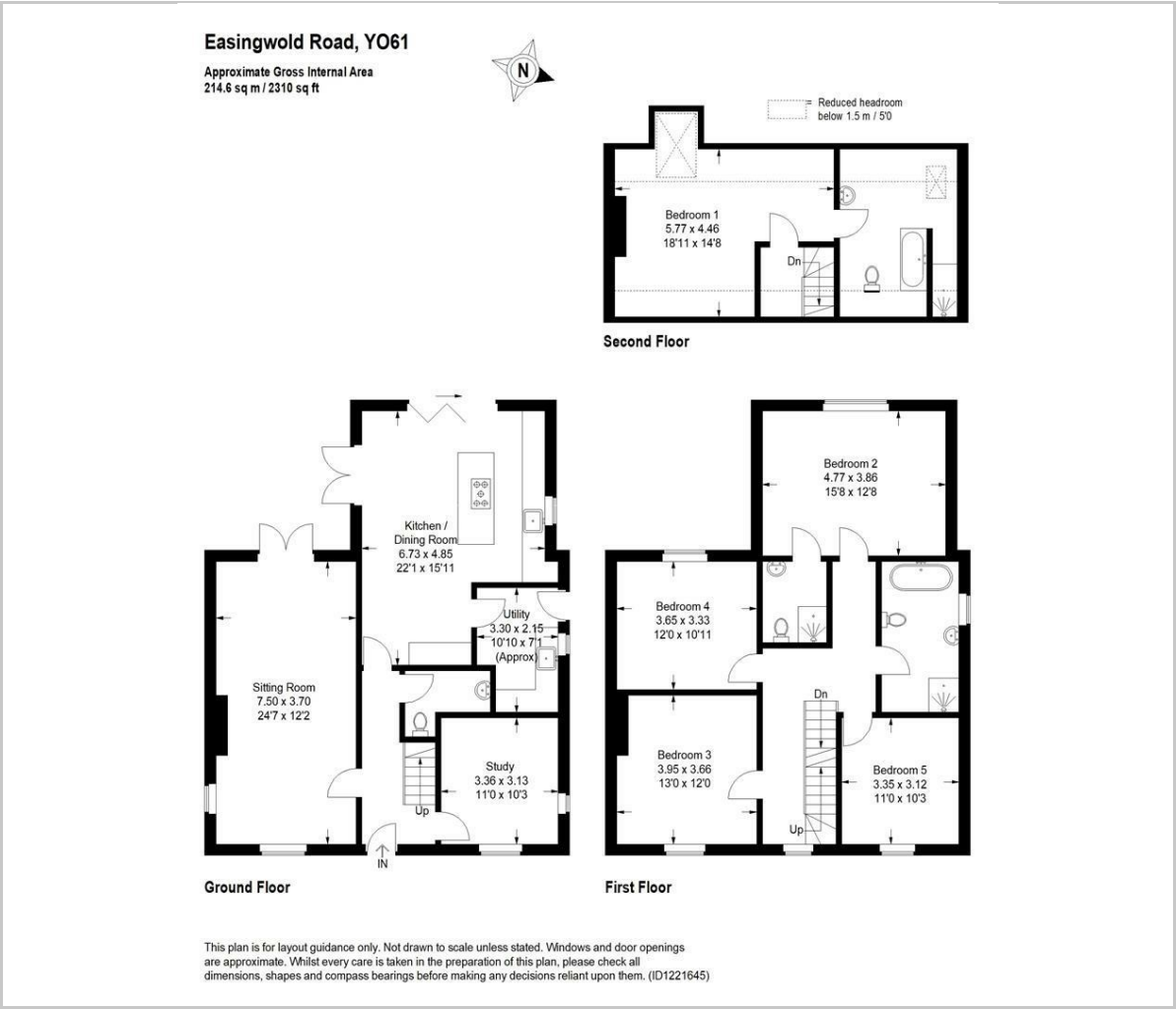
There are 10 village walks all of which can be found on the Huby website. Ideal for dog walkers or a simply enjoying a brisk walk on a Sunday and then pop to the Mended Drum for glass of pinot and a pint! Huby has a regular bus service and is close to York, which has excellent transport links. York station has a regular train service to Kings Cross,

Huby really does have it all and more! We think it's a pretty great place to live.





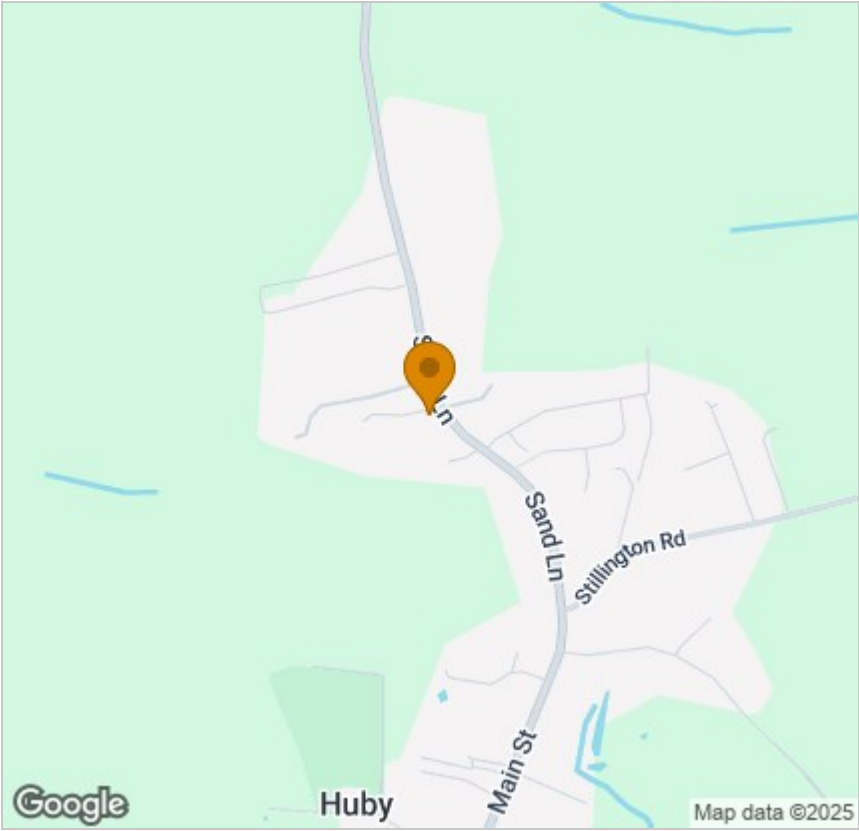
Floor Plan



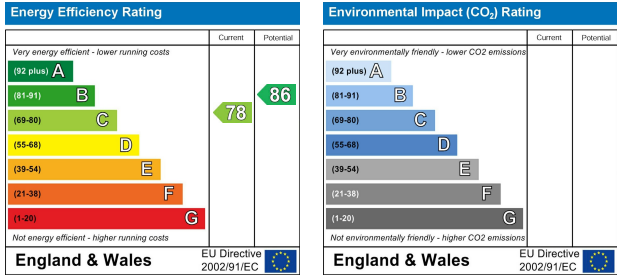
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>